

Application for Listed Building Consent PP-14725633
3 Five Aills Court, London Road, Marlborough, Wiltshire SN8 1BA

Design and Access Statement

Replacement of the fixed-frame multi-pane kitchen window, installed to the modern extension in 2001 with a new casement window that matches the design, materials, and finish of the upstairs bathroom window demonstrates careful consideration of heritage principles relevant to a Grade II listed building.

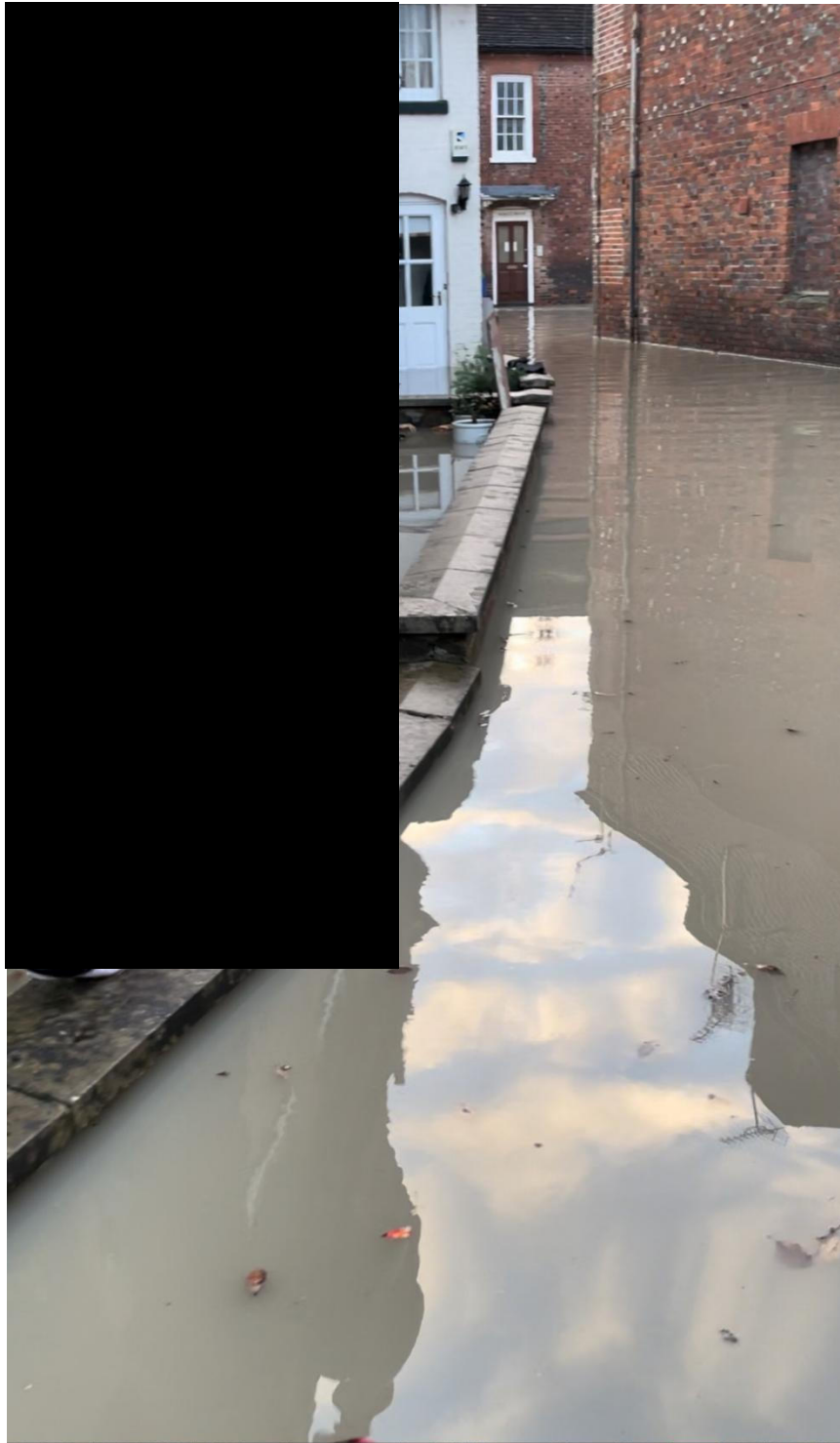
The replacement supports compliance with Listed Building Consent requirements as follows:

- The intervention is confined to a modern extension constructed in 2001, meaning no original or historic fabric of the listed building is affected.
- The new window replicates the design, materials and finish of the existing bathroom window, which itself was replaced with heritage sensitivity. This approach preserves the architectural character and appearance of the property.
- Intervention was required to improve ventilation, resolve issues with condensation and damp in order to preserve the property and considers the architectural and historic character of the listed property.
- All new elements are designed to sustain and enhance the significance of the listed building, minimising heritage impact and ensuring ongoing preservation (e.g., constructed in painted Accoya) to address deterioration. T
- The replacement meets functional and safety access needs. The casement window is critical to safeguarding residents as it provides ground level access to evacuate the building in the event of a flood event, improves flood resilience, improving security and thermal performance. See below for further details.

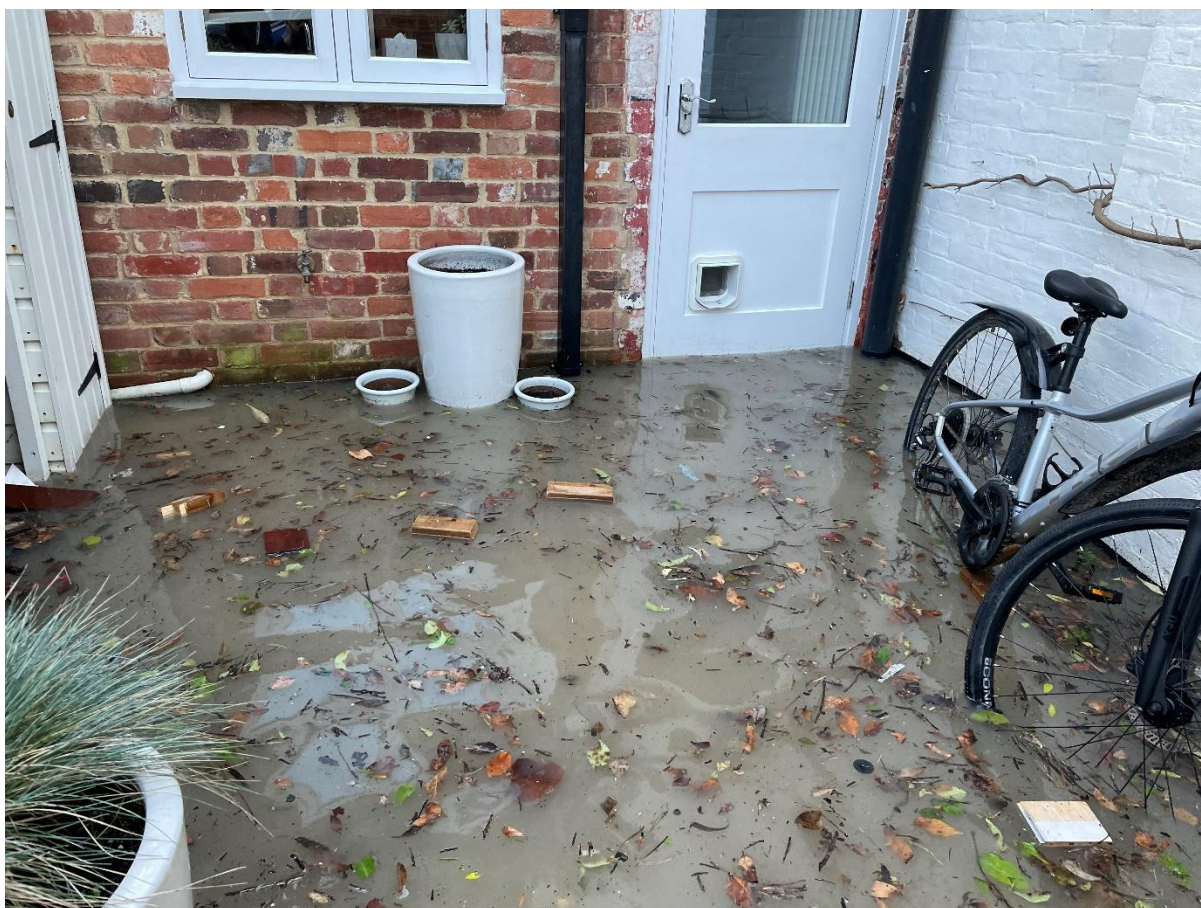
Emergency Access during Flood Incident and Flood Resilience Measures

In January 2024, Storm Henk resulted in significant flooding, causing severe damage to the building's interior.

Due to elevated flood water levels, it was necessary to evacuation through the casement kitchen windows, as access through both the front and rear doors was not possible.



*2024 Flood water level preventing use of front door by residents (adults and children)
– emergency access via casement kitchen windows required*



2024 Flood water level preventing use of rear door – emergency access via casement kitchen windows required

A flood alert has been in effect in the Kennet Valley since 26 January 2026. For resident safety during flooding, and to mitigate against flood damage, it is essential that Listed Building Consent be granted for the casement window design as described above.

In summary, the proposed works align with the key requirements for Listed Building Consent on a Grade II listed building and flood resilience measures as per Wiltshire Council appointed flood specialists.